

**Planning Commission
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Planning Commissioners

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**Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
February 27, 2012**

A meeting of the Fayetteville Planning Commission will be held on February 27, 2012 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order

Roll Call

Agenda Session Presentations, Reports and Discussion Items

Consent:

1. Approval of the minutes from the February 13, 2012 meeting.

2. ADM 12-4029: Administrative Item (Abshier Heights R-PZD Modification No. 3): Submitted by BART BAUER for the property located at the NORTHWEST CORNER OF ABSHIER DRIVE AND HILLCREST AVENUE. The request is to amend the approved R-PZD 06-1883 Abshier Heights to architecturally design one of the multi-family buildings with brick instead of stone on the rear of the building. Planner: Andrew Garner

Old Business:

3. CUP 12-4023: Conditional Use Permit (1637 W. DEANE ST./LEGACY VENTURES, 365): Submitted by APPIAN DESIGN GROUP for property located at 1637 WEST DEANE STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.88 acre. The request is for a Cottage Housing Development, Use Unit 44, for five new single-family cottages. Planner: Andrew Garner

New Business:

4. CUP 12-4040: Conditional Use Permit (1001 W. STONE ST./ATHLETIC FACILITY, 522): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1001 WEST STONE STREET. The property is zoned P-1, INSTITUTIONAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 22.57 acres. The request is for expansion of the Fayetteville High School Athletic Facility (Use Unit 4) in the RMF-24 zoning district. Planner: Andrew Garner

5. LSD 12-4032: Large Scale Development (1001 W. STONE ST./ATHLETIC FACILITY, 522): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1001 WEST STONE STREET. The property is zoned P-1, INSTITUTIONAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 22.57 acres. The request is for renovation to the Fayetteville High School athletic facilities.

Planner: Andrew Garner

6. CUP 11-4048: Conditional Use Permit (WASHINGTON COUNTY FAIRGROUNDS/THE AMP, 287):
Submitted by DAVID SWAIN for property located at the WASHINGTON COUNTY FAIRGROUNDS. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 29.61 acres. The request is to allow outdoor music, Use Unit 35, in an R-A zoning district.
Planner: Jesse Fulcher

7. RZN 12-4028: Rezone (1400 AND 1500 BLOCKS OF N. DESOTO PL./ABSHIER HEIGHTS, 407):
Submitted by BART BAUER for properties located at the 1400 AND 1500 BLOCKS OF NORTH DESOTO PLACE. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.18 acres. The request is to rezone Tract A of the Abshier Heights R-PZD to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.
Planner: Andrew Garner

NOTICE TO MEMBERS OF THE AUDIENCE

All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.

Interpreters or TDD, Telecommunication Device for the Deaf, are available for all public hearings; 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.

As a courtesy please turn off all cell phones and pagers.

A copy of the Planning Commission agenda and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.